

056.A

0004

0007.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

235,200 / 235,200

USE VALUE:

235,200 / 235,200

ASSESSED:

235,200 / 235,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	7
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								150151
								GIS Ref
								GIS Ref
								Insp Date
								10/10/17

PREVIOUS ASSESSMENT								Parcel ID	056.A-0004-0007.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	228,600	0	.	.	228,600	228,600	Year End Roll	12/18/2019		
2019	102	FV	210,400	0	.	.	210,400	210,400	Year End Roll	1/3/2019		
2018	102	FV	174,300	0	.	.	174,300	174,300	Year End Roll	12/20/2017		
2017	102	FV	162,200	0	.	.	162,200	162,200	Year End Roll	1/3/2017		
2016	102	FV	162,200	0	.	.	162,200	162,200	Year End	1/4/2016		
2015	102	FV	153,000	0	.	.	153,000	153,000	Year End Roll	12/11/2014		
2014	102	FV	147,100	0	.	.	147,100	147,100	Year End Roll	12/16/2013		
2013	102	FV	147,100	0	.	.	147,100	147,100		12/13/2012		

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
CARR DAVID WEX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No					
WILFERT DAVID P	61727-302		5/2/2013	Mult Lots	100	No	No					
KATZ DONALD	29872-471		3/3/1999	Intra-Corp	68,913	No	No	L				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/10/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 4.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average										
Prime Wall:	7 - Brick			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	BRICK			A Kits:		Rating:											
View / Desir:	N - NONE			Fpl:	0	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1965	Eff Yr Blt:		Location:	R - Rear												
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:	2 - 2nd Floor												
Const Mod:				% Own:	0.552500010												
Lump Sum Adj:				Name:	24 - 6039												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	3	1	0				
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	4 - Carpet			Override:			%	Baths:									
Sec Floors:		%		Total:	30.6	%		Plumbing:									
Bsmnt Flr:				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	320.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.49173546			General:									
Electric:	3 - Typical			Const Adj.:	1.06018400			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	506.085			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL			
Int vs Ext:	S			Other Features:	32712												
Heat Fuel:	3 - Electric			Grade Factor:	1.00												
Heat Type:	6 - Elec Base/B			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	338893												
% Com Wall:		% Sprinkled:		Depreciation:	103701												
				Deprecated Total:	235192												
MOBILE HOME				WtAv\$/SQ:		AvRate:											
Make:		Model:		Ind.Val:													
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 056.A-0004-0007.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			

